

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 890629- R

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: 35,387 SQUARE FEET OF LAND OUT OF LOT 2, SOUTHWEST ONE SUBDIVISION, FROM "CS" GENERAL COMMERCIAL SERVICES DISTRICT TO "CH-CO" COMMERCIAL HIGHWAY SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 7821 NORTH INTERSTATE HIGHWAY-35 SERVICE ROAD (NORTHBOUND), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district from "CS" General Commercial Services district to "CH-CO" Commercial Highway Services district-Conditional Overlay combining district on the property described in File C14-89-0018-CO, as follows:

35,387 square feet of land out of Lot 2, Southwest One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 245, of the Plat Records of Travis County, Texas, said 35,387 square feet of land being more particularly described in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 7821 North Interstate Highway-35 Service Road (Northbound), in the City of Austin, Travis County, Texas.

PART 2. The property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following restrictions:

1. Uses of the Property shall be restricted to Administrative and business offices uses.
2. Additions to the existing structure on the Property shall be restricted to a maximum of 35,000 square feet of gross floor area.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "CH" Commercial Highway Services base district and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

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PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

PASSED AND APPROVED

June 29

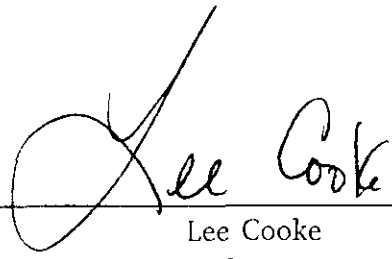
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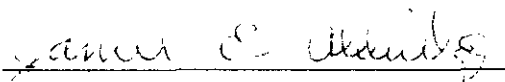
Lee Cooke
Mayor

APPROVED:



Barney L. Knight
City Attorney

ATTEST:



James E. Aldridge
City Clerk

SS/jj

FIELD NOTES:

Part of Lot 2, S/W ONE ADDITION as recorded in plat book 81, page 245, Travis County Plat Records; described by metes and bounds as follows:

BEGINNING at the northwest corner of said Lot 2;

THENCE with the northline of said Lot 2, S60°05'E 182.5 ft for corner;

THENCE S29°57'W 48 ft for corner;

THENCE S60°05'E 16 ft for corner;

THENCE S29°57'W 151.67 ft to the south line of said Lot 2 for corner;

THENCE with the south line of said Lot 2, N60°02'W 163.8 ft to the southwest corner of said Lot 2 for corner;

THENCE with the west line of said Lot 2, N20°05'01"E 202.5 ft to the place of BEGINNING, containing 35,387 square feet of land.

Prepared from plat and calculations only by:

James T. Watson

3/10/89

James T. Watson, RPS290

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

James R. Frizzell

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

July 19th, 1989

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 21st

Day of July A.D. 198 9.

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TIVE DATE.

Mayor Lee Cooke,
Austin, Texas

Tina M. Cook

(Type or Print Name of Notary)

Tina M. Cook
Notary Public in and for
TRAVIS COUNTY, TEXAS

10/20/90

(My Commission Expires:)